

**PLANNING AND DEVELOPMENT SERVICES
PRELIMINARY PLAT REPORT**

PUBLIC HEARING
PC PPPL 13-002

DATE: February 19, 2013
MEETING DATE: March 13, 2013
REPORT BY: Neil Gullickson

REQUEST:

PC PPPL 13-002, a request for preliminary plat approval by Southside Development, LLC. for Elden Townhomes subdivision, a six-lot, single-family, attached residential subdivision. The site is 11,342 square-feet (.26 acres) in size and is located at 307 South Elden Street (SW corner of Elden Street and Butler Avenue). The site is zoned both HR, High Density Residential zone and T4N1 Transect zone.

STAFF RECOMMENDATION:

Staff recommends that the Commission forward the preliminary plat to the City Council with a recommendation for approval.

PRESENT LAND USE:

One, single-family residence on the southerly lot and a vacant parcel owned by the City of Flagstaff.

PROPOSED LAND USE:

Six attached two-story townhomes.

NEIGHBORHOOD DEVELOPMENT:

North: Butler Avenue, institutional and mixed residential uses.
South: Single-family, residential uses,
East: Commercial uses, vacant land and Lonetree Road,
West: Single-family residential uses.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed Preliminary-Plat meets the requirements of the City of Flagstaff Zoning Code, Title 11, General Plans and Subdivisions and City of Flagstaff Engineering Design and Construction Standards and Specifications for New Infrastructure.

STAFF REVIEW:

Introduction/Background:

The applicant, Mr. David Carpenter, is requesting preliminary plat approval to permit a six-lot, single-family, attached residential subdivision on .26 acre. The site consists of a portion of lot 1 and lot 2, Block 17 of the Brannen Addition. Lot 1 is currently owned by the City of Flagstaff, and was obtained in the early 1960s as a result of a tax lien. The northern portion of lot 1 was subsequently used as right-of-way for the current alignment of Butler Avenue; the balance of the lot is anticipated to be used for a bus pullout, and for this

residential development. Lot 2 is currently owned by the developer who proposes; after the subdivision's final plat is approved, to raze the existing single-family residential structure located on the lot.

The subdivision anticipates six-single-family attached residences. Each unit is 22-feet wide and 47-feet long, and includes 2,068 sq ft of floor area. The units are two-stories tall and include a 2-car garage at the first floor level. A 10 x10-foot porch announces the front door; a similar sized balcony is located above the porch and offers outdoor space at the front of the building for each unit.

Butler Avenue is located adjacent to the north edge of this lot, Elden Street on the east, and an alley on the west. Access to the units will be provided from Butler Avenue via the alley located between Elden Street and O'Leary Street to a common driveway that runs across the back (south edge) of the site to Elden Street. Two car garages are accessed from this driveway. The onsite driveway located between the common driveway and the garage is to be constructed with a hard surfaced, pervious product that will allow stormwater to pass through it. The common driveway area will also function as a utility easement providing each of the lots access to wet and dry utilities.

A bus stop is located at the northeast corner of the site and facilitates eastbound bus traffic using Butler Avenue. City Engineering staff have concluded that a pullout for the busses is appropriate at this location. The pullout is currently being designed, and will be constructed as part of a capitol improvements right-of-way project scheduled to provide median improvements in Butler Avenue across the front of this site.

As mentioned earlier, Lot 1 is owned by the City. The developer approached the City and inquired about the availability of this lot. As a result, the City agreed to trade the unused portion (not needed for the bus pullout) of Lot 1 to the developer if the developer would dedicate one (new lot 2) of the proposed developed lots to the City's Land Trust for Affordable Housing. In this case, the developer will either directly or through a third party sell the residential building to a qualified buyer, while the City will retain ownership of the subdivision lot, and provide to the buyer a long term lease for the land. In effect, this reduces the land cost associated with the home purchase to a minor component of buying the home. The target set for affordability is a family making no more than 80% of the Area Median Income (AMI).

A contract between the City and the developer is currently being processed through the Housing Section of the Community Development Division; staff anticipates that Council will review and possibly approve the contract prior to its review of the final plat for this subdivision.

Flagstaff Area Regional Land Use and Transportation Plan

The Regional plan designates this site as Medium Density Residential, which encourages densities from 6-12 units per acre. As proposed, the net density of this site is 23.3 units per acre, which is allowed in the HR, High Density Residential district and is explained in greater detail later in this report. No change to the land use designation is anticipated as part of the entitlement process for this subdivision.

ZONING REQUIREMENTS:

This site is zoned both HR, High Density Residential and T4N1 Transect zone, and is also located within the Downtown Regulating Plan Boundary. In this case the developer is proposing to use the development zone of the T4N1 (see page # 40.40-25, division 10-40.70). The primary intent of the zone is to reinforce established neighborhoods and to maintain neighborhood stability in walkable urban areas, while allowing

these neighborhoods to evolve with the integration of small building footprints and medium and high density building types.

The T4N1 zone allows several of the residential building types, which are identified in the zoning code's TND standards including single-family homes, duplexes, apartments and townhomes. This development proposes six townhomes.

The townhome development standards for TND development (page # 50.110-20, division 10-50.110.120) include minimum lot width of 18-feet, depth of 80-feet, entrances to primary streets, porches and rear loaded design. This development proposal meets the criteria of the townhome standards except where additional right-of-way for the bus pullout has forced reductions below the minimums. Lots 2-6 are all substandard in some degree with the lot depth of 80-feet requirement. All of the lots meet the minimum lot size requirement of 1,440 sq ft. They also experience varying reductions to the 15-foot front setback standards. The front setback varies on lots 2-6 from 7-12-feet.

Reductions in development standards are supported by the code when ROW for public improvements is necessary (page # 20.60-6, division 10-20.60.90). Staff feels that these reductions in the standards are mitigated by the site and development design.

Density/Intensity/Development Standards

The proposed lots and structures comply with the T4N1 zone standards including building types, placement, form, frontage type, and required parking.

Natural Resources

The Zoning Code's resource retention requirements are applicable to the parcels located within the resource protection overlay zone (RPO). This site is not located within the RPO, and therefore no resource protection requirements have been applied to this site. No flood plain or slope resources are located on this site. Several trees and shrubbery were planted on this site as part of the Butler Avenue right-of-way improvements. Staff anticipates that most of the existing streetscape plantings will be removed as part of the construction process.

Open Space

The open space (OS) requirement for a townhome lot is 15% of the lot area. The OS can be provided in several forms, including porches, balconies, open ground or usable common area. Prior to the requirement for additional ROW for the bus pullout, all of these lots met the OS standard. As proposed, Lots 1 and 2 are in compliance. The open space requirement for lots 3-6 are primarily being met by using the porch and balcony, which provide roughly 180 sq ft of open space. Lot 6 represents the lot that will experience the greatest deficiency, the standards for lot 6 requires 289 sq ft of OS, a deficiency of 109 sq ft. Staff has not included any of the area at the rear of the building in the OS calculation. As noted in the zoning requirements section above, combined with the reductions in development standards as previously discussed, staff believes the intent of the code is being met resulting in compact urban form that is desired.

Landscaping

For this subdivision, the Zoning Code requires that street and peripheral buffers be provided at a plant rate of 1 tree per each 25 linear feet with two shrubs and 2 ground cover plants per tree are provided. The building foundation requirement is 1 tree, 2 shrubs, and 2 ground cover plants for each 25 feet of foundation perimeter. A final landscape plan per division 10-50.60, page #50.60-1 will be required as part of the public improvement plan submission.

Lighting

This development is located in lighting zone II, which allows 10,000 lumens per residential lot. Four-thousand of these lumens can be partially shielded. Lighting compliance will be ensured during the building permit review process.

Building Design

The townhomes are two-stories tall; three separate finish floor elevations (FFE) are provided which help to distinguish between building modules and break up the roof line. The ground floor includes a 2-car garage, kitchen, half bath and living area. Upstairs are three-bedrooms, two baths and laundry.

The townhomes are elevated above the Butler Avenue sidewalk by three to three and a half feet; a ± 30 -inch tall, split-faced block wall will be located at the back of sidewalk, a single stairway will be located on the lot line between lots 3 and 4, and will provide access to an on-site sidewalk that access the front porches of each unit.

Proposed elevations are included for the Commission's review. The developer has provided a design that includes multi-planed pitched roofs; each unit is identifiable through a variety of primary building materials, and a variety of window designs. Varying bulk and materials work to identify the columns and to define the main entrance and highlight the balconies. Heavier materials like red brick are used on the first floors, lighter board-n-batten or lap siding are used above.

Staff believes the proposed building design, material and site work together to provide a development that meets the design requirements of the zoning code.

SYSTEMS ANALYSIS:

Traffic/Access/Pedestrian/Bicycle

No traffic impact analysis was required of this development. Bicycle and pedestrian access are available from this site via existing city sidewalks.

Water System

An 8-inch water main will be extended from an existing main located in Elden Street, westward through a 23-foot wide utility easement located adjacent to the south property line. This water main will stub at the far side of the property. Individual building services will be provided from this new main.

Wastewater Systems

Similar to the water system, an 8-inch sewer main will be extended from an existing main in Elden Street, and will provide opportunity for individual sewer taps for each house.

Stormwater Systems

Using credit for existing impervious features, and pervious paving (gravel pave) on three of the private drives, the developer has succeeded in keeping the new impervious area of this development to under 5,000 sq feet. As such, no detention or LID features will be required. The developer has noted that native, drought tolerant plantings and passive rainwater harvesting will be used across this development.

RECOMMENDATION:

Staff recommends that the Commission forward the preliminary plat to the City Council with a recommendation for approval subject to the property owner executing an agreement stating that the transect zone T4N1 standards are applied to the property.

ATTACHMENTS:

- Preliminary Plat Application
- Applicant's Letter
- Location Map
- DRB Comment of February 4, 2013
- Preliminary Plat
- Floor Plans and Elevations